

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
E/S Milford Industrial Road
(SE building corner of proposed
Millbrook Auto Salon)
3rd Election District
2nd Councilmanic District
(7103 Milford Industrial Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-024-SPHXA
*

Ray Lee, Inc.
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing, Special Exception and Variance filed for property located at 7103 Milford Mill Industrial Road. The subject property is zoned ML. The request was filed by Ray Lee, Inc., requesting approval that the property, which is the subject of this request, is part of a planned industrial park of 25 acres or more. In the alternative, the Petitioner has filed a special exception request for a service garage in the planned industrial park of less than 25 acres, should their special hearing be denied. Finally, a variance to permit a 97 ft. setback in lieu of the required 100 ft. setback was also requested.

Appearing at the hearing on behalf of the Petitioner's request were Tom Church, professional engineer who prepared the site plan of the property and Ben Bronstein, attorney at law, representing the Petitioner. Also in attendance were the owners and operators of the service garage which is proposed to be located on the property. There were no protestants in attendance.

Testimony and evidence demonstrated that the property, which is the subject of this hearing, consists of 0.979 acres, zoned ML. The subject property is improved with a large one-story, brick and block building which houses several businesses. The Petitioner herein is requesting approval to utilize the rear, middle section of the subject building as a automobile

ORDER RECEIVED FOR FILING

Date

9/18/00

By

B. Bronstein

service garage. The area in question is shaded in dark blue on the site plan submitted into evidence. The proposed operators of the business, Alexander Dudkin and Gennady Shapirsheyn, propose to lease the area of the property owner's building for the purpose of running their business. This section of the building is located to the rear of the site, far from view from Milford Industrial Road which services the property. Furthermore, there is ample screening situated along the rear of the property to screen the subject site from the adjacent residential Colonial Village.

The testimony and evidence offered at the hearing clearly demonstrated that the property is part and parcel of a planned industrial park of 25 acres or more and, therefore, the special exception request to approve the service garage use is not necessary. In addition, since appropriate screening exists along the rear of the property to buffer the proposed use from adjacent residential properties, the variance request to allow the use to be situated 97 ft. in lieu of 100 ft. from a residential zone line is also dismissed as not being necessary.

As to the special hearing request, I have found that the subject property is part of a planned industrial park of 25 acres or more. Therefore, the special hearing request shall be granted, while the special exception and variance requests shall be dismissed as being moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of September, 2000, that the Petitioner's Request for Special Hearing, to find that the property is part of a planned industrial park of 25 acres or more, be and is hereby

GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's Request for Special Exception, for a service garage, be and is hereby DISMISSED as being moot.

ORDER RECEIVED FOR FILING

Date

9/18/00

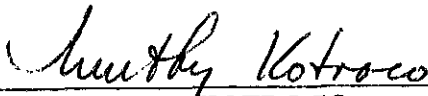
By

R. J. G. [Signature]

IT IS FURTHER ORDERED, that the Petitioner's Request for Variance, to allow the use to be 97 ft. in lieu of 100 ft., be and is hereby DISMISSED as being moot, given that the subject property is properly screened from adjacent residential uses.

IT IS FURTHER ORDERED, that the relief granted herein is conditioned upon the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with all environmental regulations and standards relative to the use of the property as a body and fender business, as well as an auto service garage.
3. All vehicles to be serviced at the subject property shall be stored in a neat and orderly fashion, out of view from adjacent residential properties. Any vehicles to be serviced on the property shall be stored on site only so long as is necessary to complete the work on the vehicle. There shall be no long term storage of damaged and disabled vehicles on site.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/18/00
By R. J. Jenson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 18, 2000

Benjamin Bronstein, Esquire
George and Bronstein, LLP
29 West Susquehanna Avenue
Towson, Maryland 21204

Re: Petitions for Special Hearing, Special Exception & Variance
Case No 01-024-SPHXA
Property: 7103 Milford Mill Road

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Exception and Variance have been dismissed and the Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ray Lee, Inc.
8331 Lee Haven Road
Easton, Maryland 21601-7454

Thomas A. Church, P.E.
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212





Petition for Special Hearing

+ Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7103 MILFORD INDUSTRIAL RD.

which is presently zoned ML

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THAT THE PROPERTY IS PART OF A PLANNED INDUSTRIAL PARK OF 25 ACRES OR
IN THE ALTERNATIVE TO PERMIT ^{Special Exception for} A SERVICE GARAGE IN A PLANNED INDUSTRIAL
PARK OF 23.6 ACRES IN LIEU OF THE MINIMUM 25 ACRES.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.
BALTIMORE, MD 21212
City State Zip Code

Attorney For Petitioner:

BENJAMIN BRONSTEIN, ESQUIRE

Name - Type or Print

Signature

GEORGE AND BRONSTEIN, LLP
Company

29 WEST SUSQUEHANNA AVENUE 410/296-0200
Address Telephone No.
TOWSON, MD 21204
City State Zip Code

Legal Owner(s):

RAY LEE, INC.

Name - Type or Print

Signature

RAYMOND H. LEE JR.

Signature

8331 LEE HAVEN ROAD 410/486-8228
Address Telephone No.
EASTON, MD 21601-7454
City State Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
Name

6603 YORK ROAD 410/377-2600
Address Telephone No.
BALTIMORE, MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr
UNAVAILABLE FOR HEARING

Reviewed By MTA Date 7/17/00

Case No. 01-024-SPHX

200 0911512

ORDER RECORDED FOR
Date
By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7103 MILFORD INDUSTRIAL RD.

which is presently zoned ML

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECTION 253.4 BCZR

TO PERMIT (IF NECESSARY) A 97 FOOT SETBACK IN LIEU OF THE REQUIRED 100 FOOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. CONFIGURATION OF PROPERTY
2. TOPOGRAPHY OF PROPERTY
3. AND FOR SUCH OTHER AND FUTURE REASONS AS MAY BE DEMONSTRATED AT THE TIME OF THE HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

BENJAMIN BRONSTEIN, ESQUIRE

Name - Type or Print

Signature

GEORGE AND BRONSTEIN, LLP

Company

29 WEST SUSQUEHANNA AVENUE

410/296-0200

Address

Telephone No.

TOWSON,

MD

21204

City

State

Zip Code

Legal Owner(s):

RAY LEE, INC.

Name - Type or Print

Signature

RAYMOND H LEE JR.

Name - Type or Print

Signature

8331 LEE HAVEN ROAD

410/486-8228

Address

Telephone No.

EASTON,

MD

21601-7454

City

State

Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Name

6603 YORK ROAD

410/377-2600

Address

Telephone No.

BALTIMORE,

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING

Reviewed By MTA

Date 7/17/07

Case No. 31-024-SPHXA

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

MILLBROOK AUTO SALON FOR THE BUILDING OUTLINE

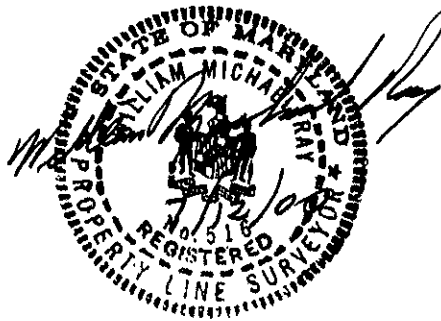
Beginning at a point on the southeast building corner of the proposed Millbrook Auto Salon, and shown on the accompanying plat. Thence, the following courses and distances:

- 1) North 86 degrees 22 minutes 45 seconds West, 53.0 feet,
 - 2) North 03 degrees 37 minutes 15 seconds East, 45.0 feet,
 - 3) South 86 degrees 22 minutes 45 seconds East, 53.0 feet,
 - 4) South 03 degrees 37 minutes 15 seconds West; 45.0 feet,
- to the place of beginning.

Containing 2,385 square feet or 0.055 acres of land, more or less.

00-113

07-12-00



024

01-024-SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063545

DATE 7/17/07 ACCOUNT 001-6150

Item 024

315 MIA

AMOUNT \$ 650.00

RECEIVED FROM: Germing Shapiravich - 7153 Ave I - 1201

FOR: 070 - Special Exec. Hrg. Varian - \$650.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED 7/17/07
7/17/07 7/17/07 10:00 AM
REG 10000 00000000000000000000
DATE 7/17/07 10:00 AM
SPECIAL 00000000000000000000
OR BL 00000000000000000000

Print Tot 650.00
650.00
Baltimore County, Maryland

01-024
SPHXA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-024-SPHXA
PETITIONER/DEVELOPER
(Ray Lee, Inc.)
DATE OF Hearing
(9-7-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

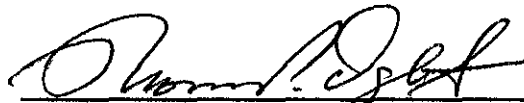
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

7103 Milford Industrial Road Baltimore, Maryland 21208_____

THE SIGN(S) WERE POSTED ON _____ 8-23-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ZONING NOTICE

Case # : 01-024-SPN/A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSION
IN TOWSON, MD.

PLACE : FOR 107 GOLF COURSE CLUB 4th Bldg Ave.
TIME & DATE : 10:00 AM THURS SEPT 7, 2000

SPECIAL HEARING TO APPROVE THAT THE PROPERTY IS NOT
OF A PLANNED INDUSTRIAL PARK OF 25 ACRES OR
IN THE DISTRICT, A SPECIAL EXCEPTION FOR A
SERVICE GARAGE IN A PLANNED INDUSTRIAL PARK
OF 25 ACRES IN LIEU OF THE MINIMUM 25
ACRES. VARIANCE TO PERMIT (JEFFREY) A 27
FOOT SETBACK IN LIEU OF THE REQUIRED 40 FOOT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONDUCT HEARINGS. SCHEDULED HEARING DATE
CALL 410-334-7100 THE DAY BEFORE THE SCHEDULED HEARING DATE
TO SEE IF THE DATE HAS BEEN POSTPONED. IF SO, THE NEW DATE WILL BE
HEARINGS ARE HANDICAPPED ACCESSIBLE

7103 Milford Industrial Road

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
7103 Milford Industrial Road, E/S Milford Ind. Rd.,
600' S of c/l Old Milford Mill Rd
3rd Election District, 2nd Councilmanic

Legal Owner: Ray Lee, Inc.
Petitioner(s)

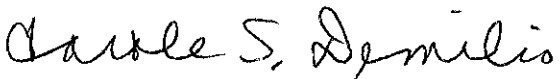
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~01-24-SPHXA~~

* * * * *

ENTRY OF APPEARANCE

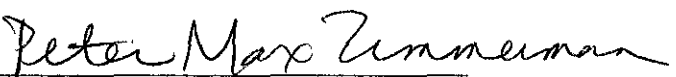
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

JR 9/7

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 22, 2000 Issue – Jeffersonian

Please forward billing to:

Thomas Church, P. E.
6603 York Road
Baltimore, MD 21212

410-337-2600

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-024-SPHXA

7103 Milford Industrial Road

E/S Milford Industrial Road, 600 feet S of centerline Old Milford Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owner: Ray Lee, Inc.

Special Hearing to approve that the property is part of a planned industrial park of 25 acres or, in the alternative, a special exception for a service garage in a planned industrial park of 23.6 acres in lieu of the minimum 25 acres. Variance to permit (if necessary) a 97 foot setback in lieu of the required 100 feet.

HEARING: Thursday, September 7, 2000 at 10.00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt G.D.Z.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 7, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-024-SPHXA
7103 Milford Industrial Road
E/S Milford Industrial Road, 600 feet S of centerline Old Milford Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Ray Lee, Inc.

Special Hearing to approve that the property is part of a planned industrial park of 25 acres or, in the alternative, a special exception for a service garage in a planned industrial park of 23.6 acres in lieu of the minimum 25 acres. Variance to permit (if necessary) a 97 foot setback in lieu of the required 100 feet.

HEARING: Thursday, September 7, 2000 at 10.00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Benjamin Bronstein, Esq., George & Bronstein, LLP, 29 W. Susquehanna Avenue,
Towson 21204
Ray Lee, Inc., 8331 Lee Haven Road, Easton 21601-7454
Development Engineering Consultants, Inc., c/o Thomas Church, 6603 York Road,
Baltimore, 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 23, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-024-SPHXA

Petitioner: Ray Lee, Inc.

Address or Location: 7103 Milford Industrial Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Church, PE

Address: 6603 York Road

Balt. MD 21212

Telephone Number: (410) 377-2600

Revised 2/20/98 - SCJ

01-024-SPHXA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 2000

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 01-024-SPHXA, 7103 Milford Industrial Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Ray H. Lee, Jr., 8110 Lee Haven Road, Easton 21601
Development Engineering Consultants, Inc., c/o Thomas Church, 6603 York Road,
Baltimore 21212
People's Counsel



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item No. 025

The Bureau of Development Plans Review has reviewed the subject zoning item. The developer is to dedicate the right-of-way for the cut-back of the property lines at the intersection of Taylor Avenue and Chestnut Avenue at no cost to the county.

Per the Department of Public Works' Design Manual, Road and Streets, Section II, Paragraph I, *"the minimum distance from the property line P.I. at an intersection and the property line chord points shall be a minimum of 10 feet"*.

The issue of on-site parking should be addressed.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

August 8, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: RAY LEE, INC. - 024
WILLIAM F. CLARK AND JEANNETTE R. CLARK - 025
DORIS MENGES HARDESTY - 027

Location: DISTRIBUTION MEETING OF July 31, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
024	7103 Milford Industrial Road
025	2900 Taylor Avenue
027	3825 Blenheim Road
028	700 Western Run Road
030	12324 Michaelsford Road
031	412 Bloomsbury Avenue
032	2306 Shaded Brook Drive
036	12040 & 12407 Falls Road
550 Revised	Phillips Purchase

Jim
9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: August 11, 2000

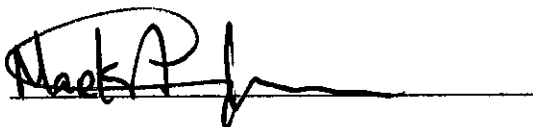
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-023, 01-024

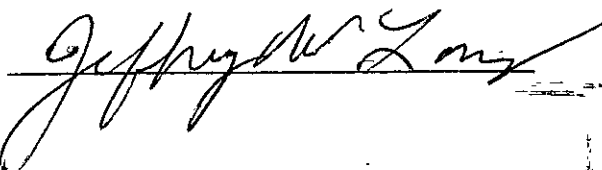
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AUG 11

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.31.00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 024 MJK

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

01-024

WCR called
Ben - need at
least one copy
of each form
with original
signatures

Soph
8/4/00

Jim
9/17

HOMELAND AUTOBODY AND PAINT SHOP

400 BENNINGHAUS ROAD, BALTIMORE, MD 21212, PHONE (410) 4336811, FAX (410) 4336358

September 12, 2000

To: Mr. Timothy Kotroco
Deputy Commissioner of Zoning for Baltimore County
401 Bosley Ave., Rm. 405
Towson, MD 21204

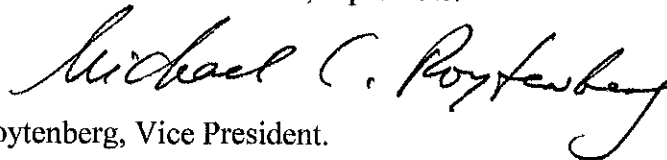
SEP 14

RE: Zoning Hearing, Case #024, SPHXA
@ 7103 "B" Milford Industrial Rd., 21208

Dear Mr. Kotroco:

We have been informed by you associate that you are currently working on the zoning hearing decision on the above mentioned case. We are writing to you to advise that the business at 7103 "B" Milford Industrial Road is operated by two of our former employees, and performs auto body repair and refinishing as a main course of business. Handling, storage and spraying of hazardous and flammable materials is performed at this location on an every day basis without proper equipment and permits. We would like to make sure that the zoning permit application on this case was submitted for this type of business. Being a pro-competition in general, we are against unfair and illegal competition. Please, notify us of your decision on this case, if possible.

Sincerely,



Michael C. Roytenberg, Vice President.

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

VIOLATION INFORMATION: Case No.: 00-5776
Defendants: RAY LEE INC., 8110 LEE HAVEN RD,
EASTON MD 21601

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date: C/O

NAME: GEORGE & BRONSTEIN, BENJAMIN BRONSTEIN, ESQUIRE 29 W. SUSQUEHANNA AVE
ADDRESS: TOWSON 21204
DEVELOPMENT ENGINEERING CONSULTANTS, INC C/O THOMAS A. CHURCH
6603 YORK ROAD BALTIMORE 21212
RAY LEE, INC, C/O RAYMOND H. LEE, JR. 8331 LEE HAVEN ROAD, EASTON 21601

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter memo email fax (if applicable)
- ☒ 2. Complaint Intake Form Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☐ 9. Correction Notice Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).
- ☐ 15. Other: _____

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW
C. Code Enforcement Officer

resent letter 8-16 GDZ

Subject: zoning violation

Date: Wed, 26 Jul 2000 12:32:38 -0700 (PDT)

From: MICHAEL ROYTENBERG <dzanuga@yahoo.com>

To: pdmenforce@co.ba.md.us

Dear Madam or Sir:

This is to bring to your attention that Millbrook Autosalon, a business engaged in automotive painting and repair is possibly operating in violation of zoning and other regulations at [REDACTED] To our knowledge, hazardous material handling as well as spray painting of automotive paints at this business is performed without proper equipment, licensing or fire and other permits. This causes bad air smells in adjacent residential areas and constitutes environmental threat and potential hazards to public health. Please look into this matter.

13

Do You Yahoo!?

Get Yahoo! Mail - Free email you can access from anywhere!

<http://mail.yahoo.com>

NIF
00-5776

ENFORCEMENT REPORT

NCF

DATE: 7, 27, 00 INTAKE BY: ST CASE #: 00-5776 INSPEC: 13

COMPLAINT LOCATION: 7101 B MILFORD INDUSTRIAL RD

ZIP CODE: 21208 DIST:

COMPLAINANT NAME: better / [unclear] PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: SERVICE GARAGE is it legal

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 15 AT 7103 ? ✓ FIRST ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 07/27/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:21:46

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	HISTORIC	DEL	LOAD DATE
03 18 001800	C3	1-3	07-00	N	NO		04/25/00

RAY LEE INC

DESC-1.. IMPS1.0009 AC ES

DESC-2.. 500 S MILFORD MILL RD

8110 LEE HAVEN RD

PREMISE. 07103 MILFORD IND

RD

00000-0000

EASTON

MD 21601-7454 FORMER OWNER: RAY LEE MACHINE CO INC

----- FCV -----		----- PHASED IN -----	
	PRIOR	PROPOSED	CURR
LAND:	153,590	153,590	CURR
IMPV:	345,550	346,270	FCV
TOTL:	499,140	499,860	ASSESS
PREF:	0	0	PRIOR
CURT:	0	0	ASSESS
DATE:	09 94	05/97	ASSESS

----- TAXABLE BASIS -----	FM DATE
00/01 ASSESS: 199,940	12/06/99
99/00 ASSESS: 199,340	06/04/99
98/99 ASSESS: 199,750	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Code Enforcement - Daily Worksheet

Inspector - Charlene Brink

Case # Location

Apt Zip Date Rec Reinsp Dt

3 00-4785 01222 GLENBACK AVE

21208 6/23/2000 7/27/2000

Problem: 1 CAR W/CAR COVER, 3 UNTAG VEHS, JUNK YARD, POSSIBLE SERVICE GARAGE, CAR PARTS, TRASH & DEBRIS

Notes: POSTED PROP C FRINK, CALL OWNER 443 858-0385 PRIOR TO INSPEC TION

VEHICLES REMOVED TRASH AND CAR PARTS ALSO
REMOVED PROPERTY IS IN COMPLIANCE

CLOSE 7-28-00 *CB*

00-5776 07101 MILFORD INDUSTRIAL RD B 21208 7/27/2000

Problem: SERVICE GARAGE, IS IT LEGAL
OWNER RAY LEE, 7103 MILFORD INDUSTRIAL RD.
SHOP OWNER STATES NO SERVICE IS ^{CONDUCTED} BUT
THE PROPERTY/SHOP IS BEING USED FOR STORAGE
THERE ARE SOME TOOLS IN THE SHOP. NO WORK
BEING DONE WHILE I WAS THERE AND NO ODORS
DETECTED. ONE CAR IN SHOP W/ FRONT FENDER
DETACHED. TENANTS/SHOP OWNERS ALEXANDER BUKIN
AND GENNADY SHAPIRSHTEYN 410-580-2079
OWNER HAS APPLIED FOR SPX; V; AND SPH FOR
THE SHOP HOLD FOR HEARING PROCESS. NO
VIOLATION SEEN (PROPERTY ZONED ML)

AL - 9-23-00

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 7272000 Intake: TSIGOUNIS, J Act: Case #: 00-5776

Inspector: FRINK, C Inspection Group: ENF Inspection Area: 13

Address: 7101 MILFORD INDUSTRIAL RD Apt #: B Zip: 21208

Problem Descript.: SERVICE GARAGE, IS IT LEGAL

OWNER: RAY LEE

PROP ZONED ML

Date of Reinspection: 9132000 Date Closed: Delete Code (X):

Insp./Hear. Notes: 7/27 SHOP OWNER STATES NO SERVICE IS CONDUCTED, BUT PROP/SHOP IS BEING USED FOR STORAGE. THERE ARE SOME TOOLS IN SHOP. NO WORK BEING DONE WHILE I WAS THERE, NO ODORS DETECTED. OWNER HAS APPLIED FOR SPHXA, AND SPH FOR THE SHOP, HOLD FOR HEARING PROCESS, NO VIOLATION SEEN. P/U 9/13 'C.F'

V 01:	V 02:
V 03:	V 04:
V 05:	V 06:
V 07:	V 08:
V 09:	V 10:

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

to add a new case

M- home

Start 024

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

T. A. Church

D.E.C. 6603 York
Rd. 61212

Ben Fursten

24 W Susquehanna Ave Towson 21204

Zachary M. Dr.
Alex Duckert

1 1/2 S Fir. St.
416 BERNINGHAUS RD
BALTIMORE MD 21212

Gennady Shapirshley

6961 Brookmire RD Balt MD
21215



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204



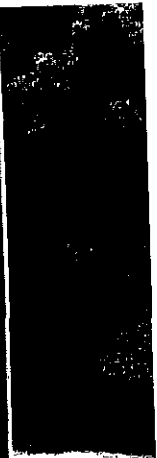
Photographs
01-024-SPHXA

Census 2000

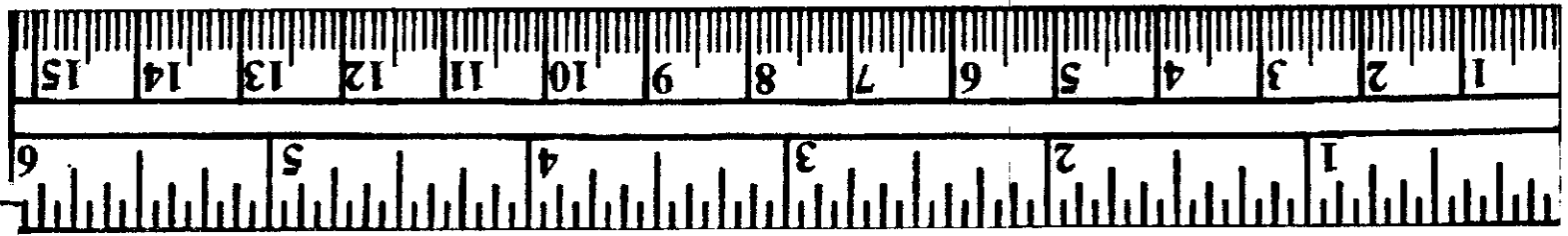








Ⓔ



WJA 28 FOLIO 111
RECEIVED FOR RECORD
NOV 16 1962 at

On of the
Balto. Co. City &
sub. div. per

Wm. F. Chew

REVISED
PLAT NO. 2
A SUBDIVISION OF
MILFORD INDUSTRIAL PARK
A DEVELOPMENT OF WILLIAM F. CHEW
3RD ELECT. DIST. BALTO. CO., MD.

SCALE "1"=100'
"1"=75'

JUNE 7, 1961

36110033

DATE 11/19/62

FILE NO. 11-10-

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

APPROVED FOR STREET ALIGNMENT LOCATION

DATE 11/15/62

ROAD ENGINEER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

DATE 11/15/62

DEPUTY STATE & COUNTY HEALTH OFF.

REGISTERED LAND SURVEYOR 22046

OWNER OF THE LAND SHOWN HEREON

DATE 11/15/62

DEPUTY STATE & COUNTY HEALTH OFF.

MULLER-RAPHEL & ASSOCIATES
ENGINEERS & LAND SURVEYORS
201 COURTLAND AVE.
TOWSON, MD.

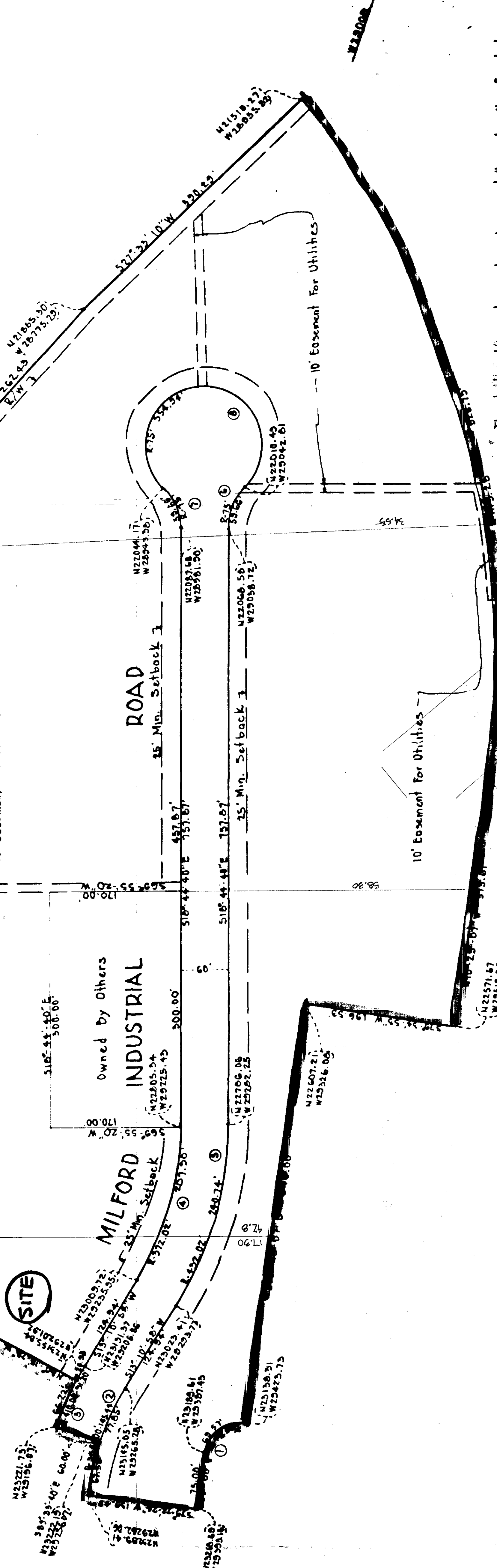
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CURVE DATA			
No.	Radius	Δ	Tangent Length
1	45.00	86°34'53"	43.50
2	350.00	12°46'34"	75.19
3	410.00	12°46'34"	81.37
4	372.02	31°55'36"	201.38
5	432.02	31°55'36"	240.74
6	75.00	45°34'37"	53.66
7	75.00	45°34'37"	53.66
8	75.00	211°09'14"	954.54
9	1113.28	47°41'41"	926.75
			492.11
			900.70



The streets and/or roads as shown hereon and the portion thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereto is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

Credentialed on this plat are based on the Metropolitan District of Baltimore County Coordinate System - Iron - 8445 and 8444.

The requirements of Sections 7A, 7B and of Article 17 of the Annotated Code of Md. 1951 Edition (Title: Deeds of Court, Subtitle: Deeds of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

Wm. F. Chew
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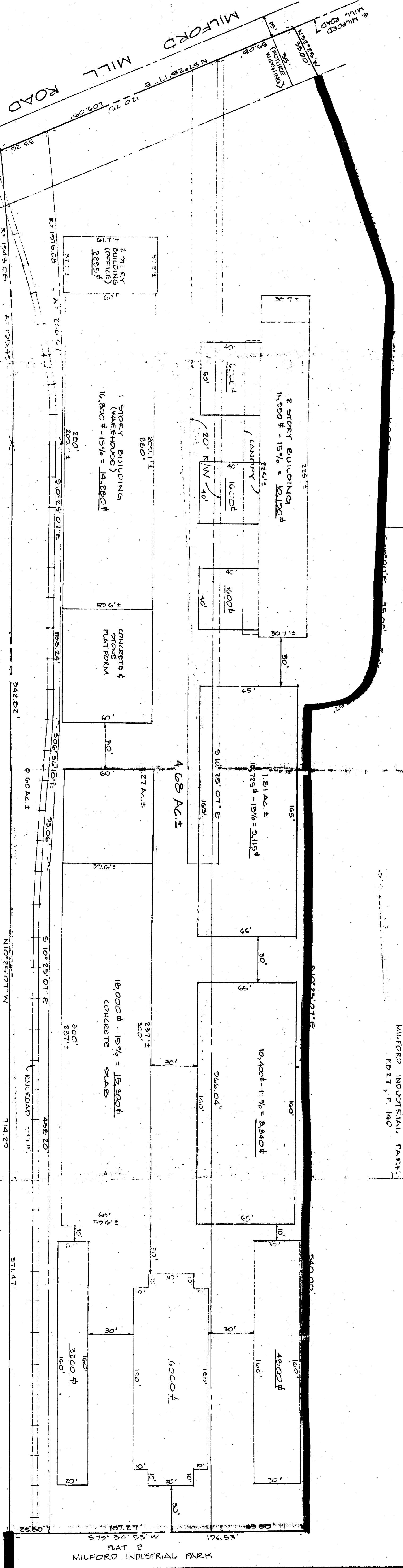
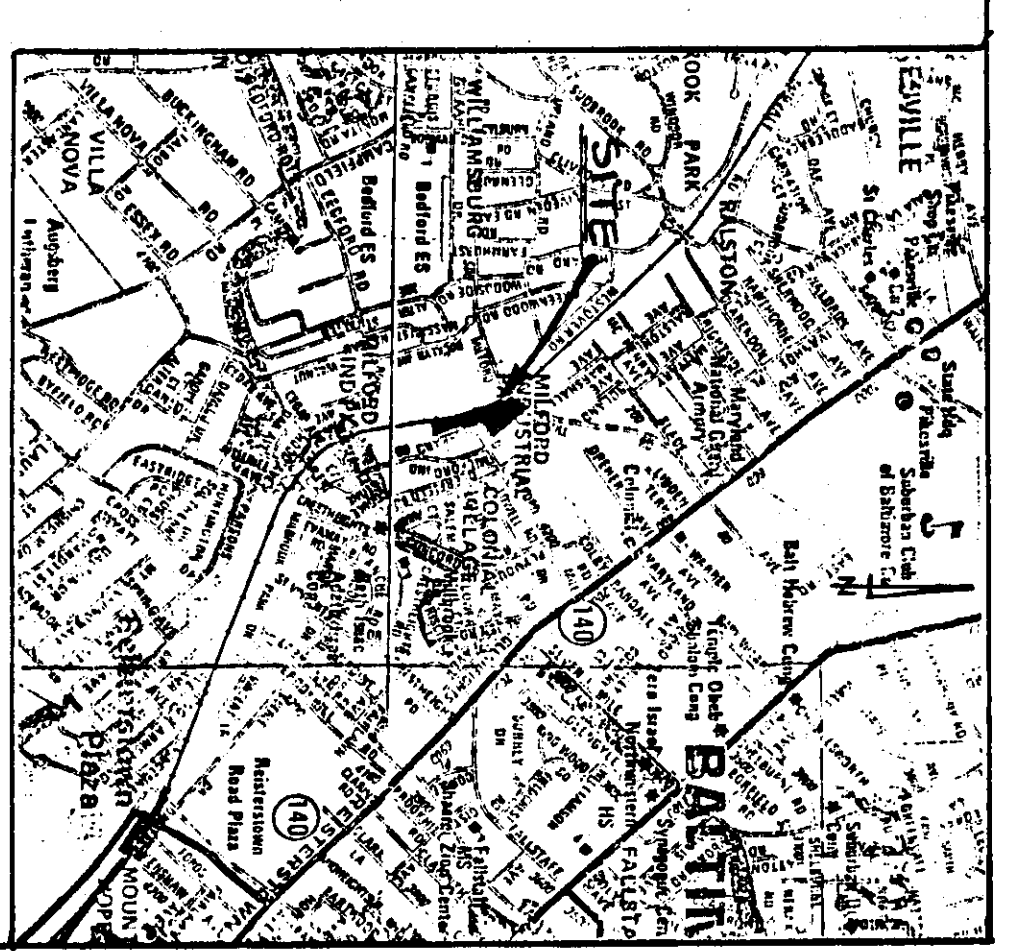
REGISTERED LAND SURVEYOR 22046

OWNER OF THE LAND SHOWN HEREON

1084x2

PLAT 1
MILFORD INDUSTRIAL PARK
PB 27, F 140

PLAT 2
MILFORD INDUSTRIAL PARK
PB 27, F 140



CSX TRANSPORTATION, INC.

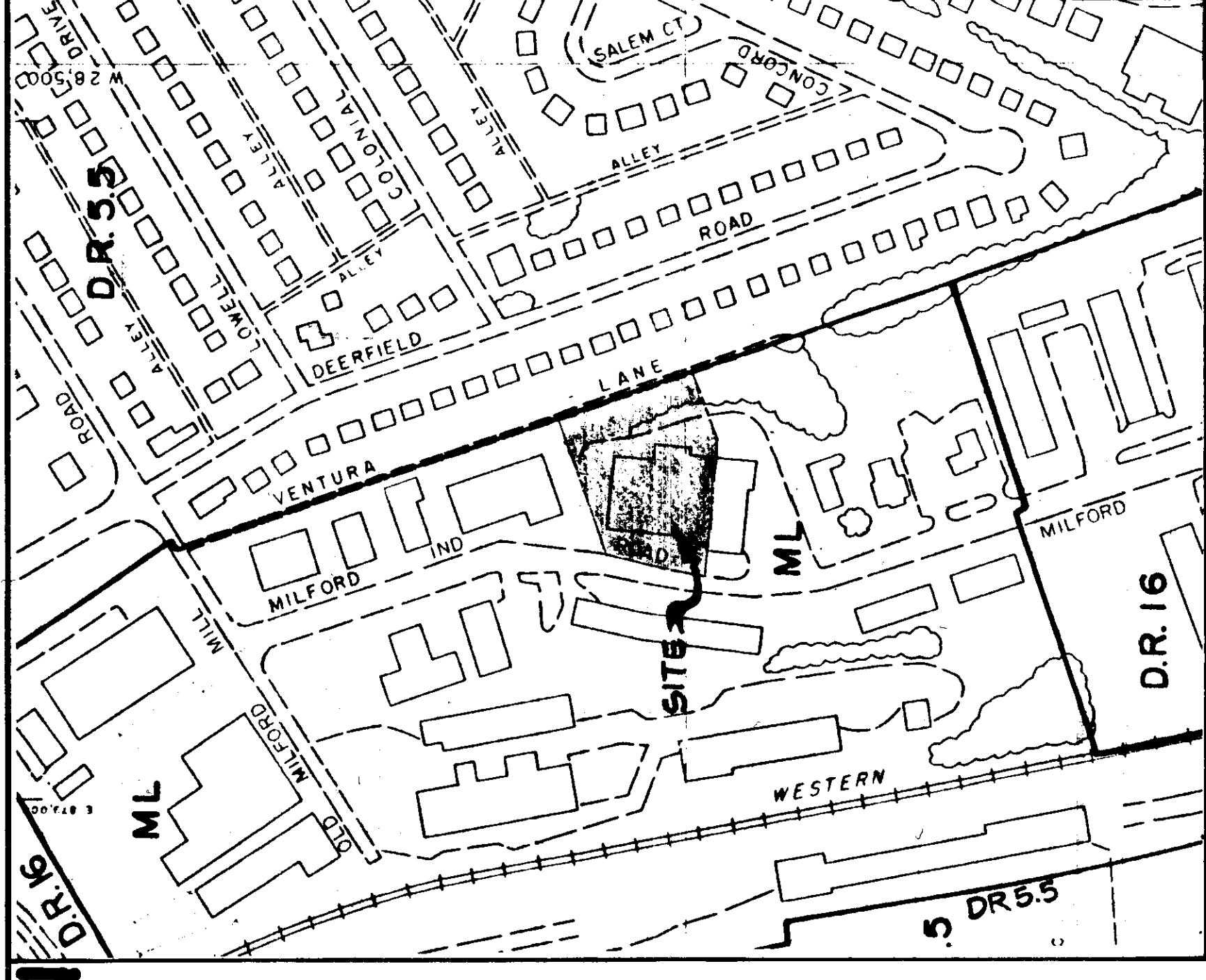
NOTES:
1. IMPROVEMENTS SHOWN HEREON TAKEN FROM LOCATION SURVEY DONE BY S. STEVEN SMITH AND ASSOCIATES ON JULY 30, 1994.
2. AREAS SHOWN HEREON ARE APPROXIMATE ONLY - DONE BY PLANIMETER.

CHEW HOLDINGS
MILFORD INDUSTRIAL PARK

Pc Ltd
Patton Consultants, Ltd.
305 W. CHESAPEAKE AVE., SUITE 305
TOWSON, MARYLAND 21204
(301) 296-2140 FAX: (301) 296-6419
SITE PLANNERS • ENGINEERS
LAND DEVELOPMENT CONSULTANTS

ELECTION DIST. 3		CENSUS TRACT	COUNCILMANIC
DRAWN REC		CHECKED JSP	DATE JUNE 22, 1995
SCALE 1" = 30'		PROJ. NO. 95015	SHEET NO. 1 OF 1
NORTH			

☒ **VARIANCE** ☒ **SPECIAL EXCEPTION**
☒ **SPECIAL HEARING**



Location Information

ELECTION DISTRICT # 3
COUNCILMANIC DISTRICT # 2
1"=200' SCALE MAP # NW 6-E

Zoning Map

Scale: 1" = 200'

COLONIAL VILLAGE
12/66 & 67
USE: RESIDENTIAL

ZONING: ML

LOT SIZE: 42,626 sq. ft. $\pm$ = 0.979 Ac. $\pm$

	Public	Private
SEWER:	☒	☐
WATER:	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

PRIOR ZONING HEARINGS: No. 159-A
(REDUCTION IN FRONT YARD SETBACK)
PREVIOUS COMMERCIAL PERMITS: 151-63, 171-74,
304-04, 151-72, 30-01, 177-07, 521-07, 530-00, 500-00 &
822-00

Zoning Office Use Only

REVIEWED BY:	ITEM #	CASE #

GENERAL NOTES

- 1) SITE AREA = 47,026 ± S.F. = 2,970 AC ±
2) FLOOR AREA RATIO: 17,505 S.F. = 47,682 S.F. = 0.97
3) PARKING REQUIRED:
BUILDING ① ONE SPACE PER EMPLOYEE = 10 SPACES
BUILDING ② ONE SPACE PER EMPLOYEE = 5 SPACES
BUILDING ③ (CRUP MILLER & CO. SALES) 2 SPACES
PER 100 S.F. OF BLDG AREA = 5 SPACES
TOTAL REQ'D = 23 SPACES
4) PARKING PROVIDED = 27 SPACES

#1 24-10



CASE No. 01-024-SPHXA

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS

DEED REFERENCE: 187/19
TAX ACCOUNT N° 0318001800

OWNERS
ALEXANDER DUDKIN & GENNADY SHAPITSHEYN
416 BENNINGHAUS ROAD
UNIT A, BALTIMORE, MARYLAND 21212

PLAT TO ACCOMPANY PETITION FOR VARIANCE SPECIAL HEARING AND SPECIAL EXCEPTION

MILLBROOK AUTO SALON

ELECTION DISTRICT NO. 3.

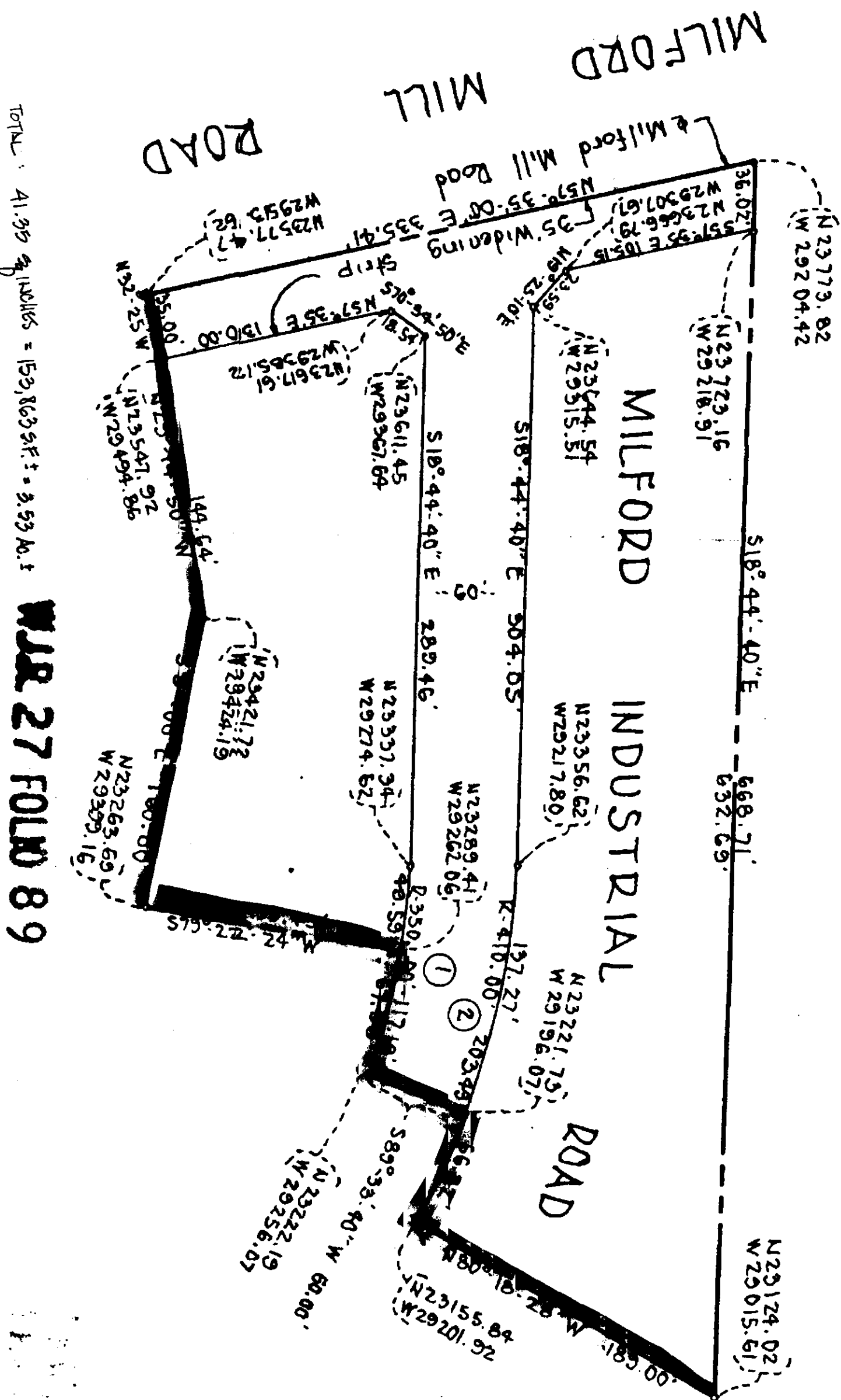
BALTIMORE COUNTY, MD

Drafting	M.L.T.	DATE	REVISIONS
Check	T.A.C.		
Design	M.L.T.		
Check	T.A.C.		

DATE MAY 26, 2000	SCALE 1" = 20'	CONTRACT NUMBER 00-113
----------------------	-------------------	------------------------------

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

No.	Radius	Δ	Arc	Tangent	Chord
1	350.00'	15° 11' 00"	117.18'	59.14'	116.64'
2	410.00'	28° 26' 12"	203.49'	103.88'	201.40'



Total: 41.35 sq. miles = 159,863.51 ± 3.53 Ac. ±

WJR 27 FOLD 89

JUN 2 1961 10 P.M.

Same day recorded in Liber
W.J.R. No. folio
One of the Records of
Baltimore County and ex-
amined, per

PLAT 1 A SUBDIVISION OF MILFORD INDUSTRIAL PARK

A DEVELOPMENT OF WILLIAM F. CHEW
3RD ELECT. DIST. BALTO. CO., MD.

SCALE 1"=100'
1"=61'
MAY 25, 1961.

The streets and/or roads as shown herein and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coords. shown on this plat are based on the Metropolitan District of Baltimore County Coordinate System. Traverse #8443 and #8444.

The requirements of Sections 72A, 72B and of Article 17 of the Annotated Code of Md. 1951 Edition (Title: Clerks of Court, Sub-Title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

E. of Regehat
REGISTERED LAND SURVEYOR-2246 OWNER OF THE LAND SHOWN HEREON

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT LOCATION

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

ROAD ENGINEER

DATE

DIRECTOR

DATE

DEP. STATE-COUNTY HEALTH OFF. TRAN. DATE

MULLER, DAPHNE & ASSOCIATES
ENGINEERS & LAND SURVEYORS
201 COUNTRYLAND AVE.
TOWSON, MD.

MSA 55-1336-4388

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

MILLBROOK AUTO SALON FOR THE 8 PARKING SPACES REQUIRED

Beginning at a point on the southwest corner of the southeast most parking space, as shown on the accompanying plat. Thence, the following courses and distances:

- 1) North 18 degrees 44 minutes 40 seconds West, 60.0 feet,
 - 2) North 71 degrees 15 minutes 20 seconds East, 18.0 feet,
 - 3) South 18 degrees 44 minutes 40 seconds East, 60.0 feet,
 - 4) South 71 degrees 15 minutes 20 seconds West, 18.0 feet,
- to the place of beginning.

Containing 1,080 square feet or 0.025 acres of land, more or less.

00-113

07-12-00

